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DEPARTMENT OF PLANNING AND LAND USE

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AGENDA

HISTORIC SITE BOARD

June 16, 2008
FINAL

Location:

5201 Ruffin Road Suite B
Board Room; 6:30 PM

NOTE: Final agenda will be posted on the HSB web site the Friday prior to each meeting date. Action items will not be changed; however other items, including discussion items, may change or be added. HSB web site:

<http://www.sdcounty.ca.gov/dplu/4Historic/main.html>

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- Excused Absences

B. Conflict of Interest Declaration

C. Approval of April 21, 2008, 2008 Board Minutes

D. Reports:

- CLG Grant for Historical Survey of Julian – status update – Donna Beddow
- CLG Grant for Historical Survey of Ramona (2008 CLG Proposal) – Donna Beddow
- Osuna Adobe, Rancho Santa Fe – historic survey update – Glenn Russell
- Status of the General Plan (GP) update – Glenn Russell

E. Announcements

- **San Diego County Archaeological Society:** meeting Saturday June 28, 2008, 7:30pm, at the Los Peñasquitos Adobe Ranch House. Presenters: Niloufar Minovi and Nicole Turner, "Old Town's Cosmopolitan Hotel: A Study in Vertical Archaeology".
- **San Diego Archaeological Center: Saturday July 12, 2008;** In collaboration with the San Dieguito River Park, the San Diego Archaeological Center presents "School's Out, Summer Days in San Pasqual Valley". The San Diego Archaeological Center is located 16666 San Pasqual Valley Road, Escondido, California 92027-7001. For more information, contact Annemarie Cox via email at acox@sandiegoarchaeology.org or call 760-291-0370

F. Formation of Consent Calendar: Potential consent Items – No action items on agenda

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

- A. **Public Comment** – Non-agenda items
- B. **County Department of Parks and Recreation Update:** Dr. Lynne Newell Christenson
- C. **Presentation** – Vonn Marie May, Cultural Landscape Specialist and County consultant for the Julian Historic District Grant project will present an update on the Julian survey to the Board.

ACTION ITEMS

NO ACTIONS ITEMS HAVE BEEN PLACED ON THE AGENDA

DISCUSSION ITEMS

ITEM 3 – HILLTOP, THE MILDRED AND HALE WHITAKER HOUSE – COUNTY PARKS

Description: County Parks has contracted with Jones & Stokes to prepare a historic structures report (HSR) to determine the condition of the two buildings at the site and to determine the best course for their preservation and to what potential uses the buildings might find to further the mission of the Department of Parks and Recreation. The Whitaker house is located at 12835 Castle Court Drive in Lakeside.

ITEM 4 – LINDO LAKE BOAT HOUSE – COUNTY PARKS

Description: In 1886 the newly formed El Cajon Land Company purchased 6,600 acres of prime land next to the San Diego River to be subdivided into the town of Lakeside. The company allotted 45 acres around Lindo Lake for a public park. To attract people the Land Company erected a large 80-room Victorian style inn and resort next to Lindo Lake. The construction was completed in 1887. At the same time they built a boathouse to encourage visitors to the Lakeside Inn to row small boats around the picturesque lake. The Inn was never very successful and after much litigation was torn down in 1920. The boathouse remained, however, and has been an attraction ever since. The county of San Diego Department of Parks and Recreation recently completed a Historic Structures Report for the boathouse. The HSR is brought before the Historic Site Board for discussion and comment. Funding is available for the restoration.

ITEM 5 – THE BANCROFT ROCK HOUSE - COUNTY PARKS

Description: The Bancroft Rock House was built between 1888 and 1890 from materials taken from old stone corrals. Noted historian Hubert Howe Bancroft owned the property from 1885 until his death in 1918 and he built this building. It is likely it was built as a guest house. The proposed Bancroft Rock House Project will be completed in two phases. Phase 1-Planning consists of development of a Historic Structures Report (HSR) and construction drawings (CD). Parks is bringing the HSR to the County Historic Site Board for discussion and comment. Phase 2-Restoration involves implementing the improvements to the Bancroft Rock House based on the findings of the HSR and the CDs. Funding has been obtained for Phase 2 as well.

ITEM 6 – REVIEW OF MILLS ACT PROPERTIES – NEW PROCEDURE

Description: The HSB plans to draft a new process to monitor/review the maintenance and upkeep of existing Mills Act historic properties on the County's Historic Landmark Listing to ensure they are being maintained as agreed by the property owners. An initial discussion was conducted at the April 21, 2008 meeting. Additional input was requested from Board and staff members to be presented at the June meeting. The draft procedures are attached.

ITEM 7– FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, July 21, 2008 (third Monday)
- Next HSB Project Review Committee meeting June 30, 2008 (tentative)

ITEM 8– ADJOURNMENT

ATTACHMENT: Draft Inspection Procedures

See below

HISTORICAL SITE BOARD (HSB) MILLS ACT AGREEMENT INSPECTION AND MAINTENANCE PROCEDURES POLICY

DRAFT 6/16/2008

This HSB policy addresses the inspection and maintenance procedures which County DPLU Historic Site Board Staff ("Staff") shall conduct in order to properly administer HSB Mills Act Agreements between the County and owners of historically designated properties ("Properties"). The purpose of this policy is to verify that those Properties which are subject to Mills Act Agreements ("Agreements") are maintained according to the terms of their respective Agreements. It is also the purpose of this policy to ensure that non-permitted or non-approved modifications and/or alterations have not been made to Properties which are subject to Agreements.

Prior to all property inspections, Staff shall contact the current property owners in order to make site visit arrangements. All site visit inspections are to be made by Staff only. Staff shall conduct its first inspection within two (2) years after an Agreement has received final approval and recorded against the property by the County. This two-year inspection period shall also apply to those Properties which have received approved and recorded Agreements prior to the adoption of this policy. The next and all future and subsequent inspections shall occur at intervals not to exceed three (3) years. Staff shall have the discretion to conduct additional property inspections above and beyond the requirements of this policy, if necessary. Inspections of Properties within similar geographic locations in the County shall be encouraged to the extent possible, but not required.

In addition, Staff shall ensure that notification is received from the County Assessor whenever any property for which an Agreement is in force changes ownership. Within 30 days of receiving such notification, Staff will contact the new owners and make an inspection of the property. As part of the visit, Staff will brief the new owners of the property on the requirements and obligations of the Agreement.

Prior to all property inspections, Staff shall utilize the historic resource file for the Property under inspection, which will include, but not necessarily be limited to, the historic report reviewed by the HSB at the time of designation, photographs of the Property at the time of designation, reports from any previous inspections, the Minutes of the HSB meeting at which time the Agreement was approved, and the approved Agreement itself. During the site visit, Staff will view the entire property subject to the Agreement and pay particular attention to the view of the property from the public right-of-way. Staff will also consider any other feature(s) on the property which were made part of the motion for land marking and the Agreement. During the inspection, Staff will take color photographs of the property in order to document the existing site conditions. After the inspection, Staff will complete a brief Staff Report which is to be included in the file for the property. Copies of this report are to be distributed to the HSB at its next meeting and Staff will report the results of the property inspection to the HSB at that meeting. Should any discrepancies or change of conditions be found to exist as a result of the inspection, the HSB will discuss these issues and may elect to take or recommend any actions it deems necessary to remedy the situation.

The annual Certified Local Government (CLG) report of the HSB shall include the dates of the most recent inspection of each property for which an Agreement is in force.